

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Areca Palm Ventures/Areca Palms

Case #: 42 R 03

Date: May 27, 2003

Comments:

No Comments.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Engineering	Member:	Elkin Diaz Project Engineer Office Ph. (954) 828-5123 Office Fx: (954) 828-5275 Email: elkind@cityfort.com
Project Name:	Areca Palm Ventures/Areca Palms	Case #:	42 R 03
Date:	May 27, 2003		

Comments:

1. Engineer of record shall apply for the applicable general or surface water management license from Broward County Department of Environmental Protection (BCDPEP). Submit this license with signed and sealed drainage calculations and surface water management design with owner's application for a Building Permit. The documents shall be in compliance with County Chapter 27 and South Florida Water Management District's (SFWMD) criteria, as applicable.
2. The property shall be abstracted for easements and other matters of title. All easements and other matters of title affecting the property shall be shown on a sketch of survey dated no later than 90 days prior to the date of submittal. The abstract of title shall be no older than 90 days and shall be referenced on the sketch of survey and supplied prior to requesting final DRC authorization.
3. Engineer shall prepare sufficient cross-sectional views through all property lines of site for Engineering staff to verify that this development will not adversely impact adjacent property or rights-of-way. The engineer's paving and drainage plans and calculations can provide this in the form of retention for a twenty-five (25) year storm event, and indicate this stage along with finish floor elevations and sufficient site grades on perimeter of the project prevent runoff to adjacent properties until this stage is reached.
4. The survey provided lacks topographic information. Please submit a current boundary and topographic survey with the engineer's paving, grading, and drainage plans prior to requesting final DRC authorization (sign off).
5. The engineer shall include the truncated dome detectible warning systems in compliance with the most current ADA guidelines or standards for all accessible ramps and approaches to driveways and intersections.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

6. Engineer of record shall prepare the following engineering plans for DRC engineering approval:
 - a. Paving and drainage plan (Show sufficient cross-sectional views through all property lines to verify that this development shall not result in adverse storm water discharge impacts to adjacent properties).
 - b. Pavement marking and signing plan
 - c. Water and sewer plan (Show all conflicts/crossings of proposed utilities with all existing utilities including but not limited to: FPL, BellSouth, Teco-Gas, AT&T/Comcast, etc)
 - d. Details and specification sheets (Per City Engineering Standards)
1. The engineer shall revise all engineering plans to correctly indicate the existing fifty (50) foot right of way on NE 18th Ave and NE 9th Street as shown on the survey. If the survey is incorrect please indicate this, then the drawings can then remain as drawn.
2. The proposed development shall include a new drainage system along NE 9th Street and NE 18th Avenue pursuant to City Code since greater than 50% of the frontage is paved. The engineer shall provide an off site drainage design with supporting drainage calculations to comply with Broward County and City Engineering Department standards.
3. The paving, grading, and drainage plans shall demonstrate sufficient existing and proposed elevations to indicate runoff routing and engineer shall connect proposed facilities to those that are existing, if reasonable.
4. Insufficient back out space is provided for all units along the one-way access drive in the rear (north) side of the development, since residents typically have more than one car and most likely will park outside their garages the site circulation will not operate within acceptable standards with the nine (9) foot aprons behind the garages.
5. The one-way access drive is too narrow to support moving operations and residential demands for it. In the event cars are parked in the parallel spaces or between garages and the service drive a motorist could break down in the driveway. If this occurs there would be insufficient width for another vehicle to pass.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Areca Palm Ventures/Areca Palms

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Date: May 27, 2003

Comments:

1. Flow test required.
2. Fire sprinkler systems required at permit phase.
3. Civil plan required showing fire mains, hydrants, DDC and FDC's. If project is submitted as fee simple town homes, then a sprinkler riser per building is required. For apartment buildings with multiple units only one riser is required.
4. Fire mains must be placed in easement.
5. The fire lane must be shown to comply with 3-5 of the FFPC.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: Areca Palm Ventures/Areca Palms

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Comments:

1. No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Areca Palm Ventures/Areca Palms **Case #:** 42 R 03

Date: May 27, 2003

Comments:

1. Verify that the site's 35% landscape area requirement is met. Landscape area is defined as planted areas, open to the sky. Make sure the calculations reference "landscape area".
2. Trees require a pervious planting area with a minimum dimension of 8'. This would include "Clusia rosea". Are the driveways asphalt or pavers?
3. All Tree Preservation Ordinance requirements apply. Provide a list of the existing trees and palms on site, their names and sizes, indicating whether or not they are to remain, be relocated or be removed. Site plan redesign may be required to save "existing, large, desirable trees". Removal of "specimen" trees requires equivalent replacement by cash value only payment to the "Tree Canopy Trust Fund". Any trees, which would be considered good candidates for relocation, should be relocated. Equivalent replacement for removal of non-specimen trees to be above minimum site Code requirements.
4. Indicate any utilities that would affect proposed planting (such as overhead power lines) on the Landscape Plan. If applicable, lines should be placed underground.
5. Signoff plans to be sealed by the Landscape Architect.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Planning

Member: Lois Udvardy
954-828-5862

Project Name: Areca Palm Ventures/Areca Palms **Case #:** 42 R 03

Date: May 27, 2003

Site Plan Review/25-unit Multi-family/RMM-25 and RMH-25

Comments:

1. What is the total number of units being demolished to accommodate this new development?
2. Application states 28 units are proposed however plans indicate 25 units, please verify proposed number of units.
3. Label height on all elevations.
4. Provide a table indicating required and proposed setbacks for each building. This table is to be indicated on the site plan as part of the data information area.
5. Clarify what “flex space” is intended to be used for.
6. Provide a point-by-point narrative of how this proposal meets Sec. 47-25.2, Adequacy Requirements.
7. Discuss providing a wall where the drive is adjacent to existing residential buildings.
8. Provide a narrative on method of trash disposal.
9. Discuss with Engineering representative whether there is sufficient room for vehicles to back out behind garages. Also discuss interior sight triangles.
10. On all elevations, show relationship of adjacent streets and the mass outline of all adjacent structures.
11. Recommend presenting this proposal to Victoria Park Homeowners Association.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

12. Provide a copy of the most current recoded plat for development site.
13. Provide colors and materials for all exterior surfaces and indicate on plans.
14. Provide detail of any fences/walls proposed.
15. Provide a photometric plan with foot-candle measurements to insure spillover and glare do not affect surrounding properties.
16. Provide a narrative describing the overall architectural style and any important design elements.
17. Recommend providing variation in roofline and facade
18. Response to all comments shall be provided within 90 calendar days or project may be subject to additional DRC review.
19. Additional comments may be forthcoming at DRC meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Police

Member: Det. C. Cleary- Robitaille
(954) 828-6419

Project Name: Areca Palm Ventures/Areca Palms

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Comments:

1. All first floor glass should be impact- resistant.
2. All units should be equipped with a perimeter alarm that includes a glass-breaking sensor system.
3. Please submit comments in writing prior to DRC sign-off.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Areca Palm Ventures/Areca Palms **Case #:** 42 R 03

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Comments:

1. Provide documentation of the number of existing permitted units to be demolished.
2. Provide building height as defined in section 47-2.
3. Provide a narrative explaining what flex space is and its intended use.
4. Discuss site circulation with Engineering representative.
5. Sign wall shall comply with the requirements of section 47-22. Provide design details of proposed sign wall.